

**BYLAWS – ELECTORAL AREA DIRECTORS**

**BEA1** Cowichan Valley Regional District Bylaw No. 4591 - Official Community Plan Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024

**24-563** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 4591 - Official Community Plan Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024", be granted 2<sup>nd</sup> reading.

**MOTION CARRIED**

**BEA2** CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024

**24-564** It was moved and seconded that 1<sup>st</sup> reading of "CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024", be rescinded.

**MOTION CARRIED**

**BEA3** Cowichan Valley Regional District Bylaw No. 4602 - Official Community Plan Amendment Bylaw (3450 Trans Canada Highway), 2024

**24-565** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 4602 - Official Community Plan Amendment Bylaw (3450 Trans Canada Highway), 2024", be granted 3<sup>rd</sup> reading.

**MOTION CARRIED**

**BEA4** CVRD Bylaw No. 4603 – South Cowichan Zoning Amendment Bylaw Zoning Amendment Bylaw (3450 Trans-Canada Highway), 2024

**24-566** It was moved and seconded that "CVRD Bylaw No. 4603 – South Cowichan Zoning Amendment Bylaw Zoning Amendment Bylaw (3450 Trans-Canada Highway), 2024", be granted 3<sup>rd</sup> reading.

**MOTION CARRIED**

**CLOSED SESSION**

**24-567** It was moved and seconded that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1)(g) Litigation or Potential Litigation and (i) The Receipt of Advice that is Subject to Solicitor-Client Privilege, including communications necessary for that purpose; (a) Appointments and (c) Labour Relations.  
**2:20 PM**

**MOTION CARRIED**

R2 That Proposed Lot A and Proposed Lot B in Subdivision Application No. SA21B02 (2961 Shawnigan Lake Road, PID: 000-004-341), be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the Local Government Act.

R3 That proposed Lot 1 and Rem C in Subdivision Application No. SA23B06 (2686 Courtney Way, PID: 025-423- 053), be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the *Local Government Act*.

**MOTION CARRIED**

CR3 Report and Recommendations of the Governance Committee meeting of July 3, 2024 – Director Segall

24-359 **It was moved and seconded that it be recommended to the Board that staff be directed to organize a governance workshop and Board governance check-in process.**

**MOTION CARRIED**

**BYLAWS – ELECTORAL AREA DIRECTORS**

BEA1 Cowichan Valley Regional District Bylaw No. 4591 - Official Community Plan Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024

24-360 **It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 4591 - Official Community Plan Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024", be granted 1<sup>st</sup> reading.**

**MOTION CARRIED**

BEA2 CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024

24-361 **It was moved and seconded that "CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024", be granted 1<sup>st</sup> reading.**

**MOTION CARRIED**

**NEW BUSINESS**

- R4 That the Town of Lake Cowichan be advised that the Cowichan Valley Regional District's interests are unaffected by the Town of Lake Cowichan's rezoning application for PIDs: 006-130-453 and 001-378-635.

MOTION CARRIED

24-253

- R6 That the 2024 Budget for Function 515 – Curbside Garbage & Recycling be amended by:
1. Increasing MFA Funding – Short Term by \$397,000; and
  2. Increasing Capital Expense by \$397,000.

Opposed: Director Acton

MOTION CARRIED

*Electoral Area Directors only vote on following:*

24-254

**It was moved and seconded:**

- R2 That Development Variance Permit No. DVP24H01 (12272 Chandler Road/PID: 026-222-205), be issued.

- R3
1. That an Official Community Plan Amendment Bylaw for Application No. RZ23A01 (2522/2528 Mill Bay Road/PID: 032-165-315 and 032-165-307), be prepared and forwarded to the Board for consideration of 1<sup>st</sup> reading.
  2. That a Zoning Amendment Bylaw for Application No. RZ23A01 (2522/2528 Mill Bay Road/PID: 032-165-315 and 032-165-307), be prepared and forwarded to the Board for consideration of 1<sup>st</sup> reading.
  3. That prior to consideration of 2<sup>nd</sup> reading of the amendment bylaws for Application No. RZ23A01 (2522/2528 Mill Bay Road/PID: 032-165-315 and 032-165-307), the following be completed:
    - a. Submission of a stormwater management plan providing an analysis of the predevelopment and post-development natural hydrological conditions including peak flows and recommendations on low impact development features and design of on-site drainage works; and
    - b. Submission of an erosion and sediment control plan for proposed development of onsite stormwater drainage.
  4. That prior to adoption of the amendment bylaws a Section 219 covenant be registered on the property to ensure installation and maintenance of on-site drainage infrastructure and erosion and sediment control measures.
  5. That prior to adoption of amendment bylaws a Section 219 covenant be registered to secure park community amenity contributions.
  6. That a public hearing be scheduled for Application No. RZ23A01 (2522/2528 Mill Bay Road/PID: 032-165-315 and 032-165-307).

MOTION CARRIED

- C3 That a Grant-in-Aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be provided to the Cowichan Secondary School for two \$500 Bursaries for two graduating students that reside in Electoral Area B – Shawnigan Lake to support their future education or training.
- C4 That a Grant-in -Aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be provided to the CMS Food Bank to assist with expenses for services to the Cobble Hill, Mill Bay and Shawnigan Lake communities.
- C5 That a Grant-in-Aid, Electoral Area C – Cobble Hill, in the amount of \$500 be provided to the Young Seniors Action Group to assist with advertising fees associated with the recruitment of seniors.
- R6.1
1. That the Certificate of Sufficiency, confirming that sufficient petitions requesting inclusion into the Goldstream Heights Fire Protection Service Area, be received.
  2. That CVRD Bylaw No. 2084 (Malahat Fire Protection Service Establishment Bylaw, 2000) be amended to include the properties described in the Certificate of Sufficiency dated September 29, 2023, for the Goldstream Heights Fire Protection Service Area.
- R6.2 That staff undertake a review of the provision of fire protection service inclusion and report back to the Electoral Area Services Committee with options.
- R7 That a new Section 219 Covenant detailing outstanding voluntary community amenity contributions associated with Woodland Shores in Electoral Area I be registered on the remainder lands to be developed (legally described as Lot 1, Block 117 & 180, Cowichan Lake District VIP82490 Except Parts in Plans VIP84239 and VIP87272) to replace existing Section 219 Covenant FB109779, be approved.

MOTION CARRIED

*Electoral Area Directors only vote on the following:*

**23-584**

**It was moved and seconded:**

- R1.1 That the proposed Lots A and B in Subdivision Application No. SA23B05 (301 Stebbings Road, PID: 031-411-703), be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the Local Government Act.
- R1.2 That the applicant of proposed Lots A and B in Subdivision Application No. SA23B05 (301 Stebbings Road, PID: 031-411-703) provide a cash amenity contribution of \$20,000.00 to the Electoral Area B – Shawnigan Lake Community Parks Capital Reserve Fund.
- R2 That Development Variance Permit No. DVP23H01 (11698 Fairtide Road, PID: 004-008-855), be issued.

- R3** That an exemption to the CVRD Bylaw No. 4381 – Cowichan/Koksilah Rivers Flood Management Bylaw, 2022 to reduce the flood construction level from 10.0 m geodetic to 9.0 m geodetic, be granted for Application No. DP22E05 Floodplain Exemption (2801 Roberts Road, PID: 031-700-900), for the proposed addition to the existing building, subject to the following conditions:
1. That areas below the FCL not be used for the installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater; and
  2. That a “save harmless” covenant be registered against the title prior to building permit issuance.
- R4** That Application No. RZ23A01 (2530 Mill Bay Road, PID: 023-004-193), be referred to the following external agencies and First Nations:
1. Electoral Area A – Mill Bay/Malahat Advisory Planning Commission;
  2. BC Transit;
  3. Cowichan Valley School District (SD 79);
  4. Island Health;
  5. Mill Bay Improvement District (Fire);
  6. Mill Bay Waterworks District;
  7. Ministry of Transportation and Infrastructure;
  8. Malahat Nation; and
  9. Cowichan Tribes.
- R5**
1. That Application No. RZ22C01 (3450 Trans-Canada Highway, PID: 000-033-057), be referred back to staff to work with the applicant to refine the CD-3 zone to include delineating which uses are permitted on certain parts of the parcel.
  2. That Application No. RZ22C01 (3450 Trans-Canada Highway, PID: 000-033-057) proceed with referrals to the Electoral Area C – Cobble Hill Advisory Planning Commission, Malahat First Nation, Cowichan Tribes and the following agencies:
    - a. BC Transit;
    - b. Cowichan Valley School District (SD 79);
    - c. Mill Bay Volunteer Fire Department;
    - d. Island Health;
    - e. Ministry of Environment and Climate Change Strategy;
    - f. Ministry of Forests, Lands and Natural Resource Operations;
    - g. Ministry of Municipal Affairs;
    - h. Ministry of Transportation and Infrastructure; and
    - i. RCMP, Shawnigan Lake Detachment.

**MOTION CARRIED**